



SAMUEL WOOD

Woodstock, Leinthall Starkes, Ludlow, Shropshire, SY8 2HP

Offers Over £500,000



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- Spacious Detached house
- Oil heating, upvc double glazing
- Driveway parking and Garage
- Accommodation extending to around 2000sq ft
- Village Location
- Upgraded Kitchen and Bathrooms
- Landscaped Gardens
- Internal inspection advised

This 4 bedroom detached house with much improved and spacious accommodation extending to around 2000sq ft enjoys a central village location surrounded by beautiful North Herefordshire countryside. The property enjoys excellent driveway parking and a garage whilst there are landscaped gardens. Accommodation being upside down, has on the ground floor an Entrance Porch, Entrance Hall, 4 good-sized Bedrooms, En-suite Shower Room and luxurious House Bathroom. On the first Floor there is an L-shaped Sitting Room, archway to Dining Room, Study / Bedroom 5, modernised Kitchen / Breakfast Room with access to balcony, ideal for summer dining. EPC rating D



Leinthall Starks is a rural village sitting in North Herefordshire and surrounded by beautiful rolling countryside. A local range of facilities can be found in the village of Wigmore which is approximately 2 mile distant whilst historic Ludlow is around a 12-15 minute drive.

Front door opens into

Entrance Porch

with tiled floor, glazed door with matching window then opens into a

Spacious Reception Hallway

with tiled floor matching that of the reception porch. This hallway runs front to rear with door and window out onto the rear garden and has a useful understairs storage cupboard. On the ground floor doors then lead off to the Bedroom accommodation.

Bedroom 1 18'4" x 10'5" (5.60m x 3.20m)

having window to frontage. Across one wall is an excellent range of fitted wardrobe cupboards. Oak effect flooring.

Bedroom 2 11'6" x 8'11" (3.52m x 2.73m)

having window to frontage. Double doors into wardrobe cupboard with shelving.

Ensuite Shower Room 7'3" x 4'0" (2.23m x 1.24m)

having a modern suite in white of Saniflo WC, wash hand basin and large shower cubicle with shower fitted, tiled floor and tiled surrounds.

Bedroom 3 11'5" x 11'3" (3.48m x 3.43m)

has window overlooking rear garden. Two sets of fitted wardrobes with hanging rail and shelving.



Bedroom 4 12'1" x 10'5" (3.70m x 3.20m)

has window to rear garden and fitted wardrobe cupboards and a dressing table.

Luxurious House Bathroom 11'2" x 8'9" (3.42m x 2.67m)

having window to side, tiled floor, extensively tiled walls. Suite of wash handbasin with vanity cupboard, WC with its cistern inset to Corian work surface, panelled bath and large walk-in shower cubicle together with some excellent fitted storage.

First Floor Landing

having a door into a walk in airing cupboard with hot water cylinder and access into roof space with drop down ladder and partly-boarded loft area.

Cloakroom

having window to rear and an upgraded suite in white of WC and wash handbasin with vanity cupboard. Further storage, tiled floor and extensively tiled walls.

Dining Room 11'4" x 10'0" (3.47m x 3.06m)

has window overlooking rear garden, archway then through into the

L-shaped Sitting Room 21'11" x 17'9" (6.70m x 5.42m)

which is a lovely large room with 2 windows to frontage with a beautiful view across the roof tops. There is a feature fireplace with gas fire fitted and a door into

Study / Optional Bedroom 5 13'9" x 10'5" (4.20m x 3.20m)

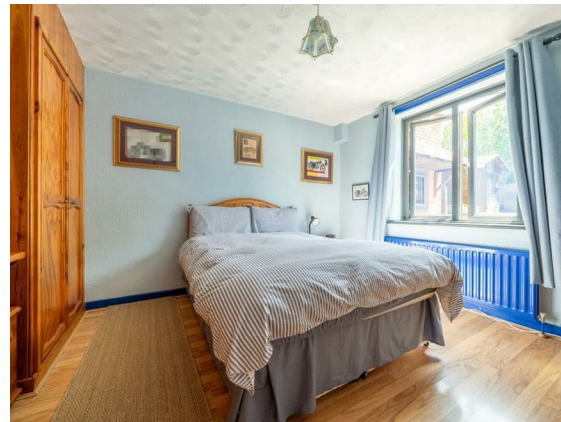
with window to frontage with this lovely view across the rooftops.

Kitchen / Breakfast Room 18'6" x 10'5" (5.65m x 3.20m)

recently upgraded to provide a modern space with a range of matching units with grey fronts, Corian worktops with matching splashbacks. One and a half bowl single drainer sink unit, electric hob with extractor positioned above, electric double oven adjacent, integrated larder fridge, bin store, freezer, pantry cupboard and dishwasher. This is a lovely light space with a window overlooking the rear garden, window and door out onto a delightful outside seating area enjoying this rooftop view. Ample room for table and chairs.

Outside

The property enjoys a non-estate position in this rural village and is accessed onto a tarmac driveway which provides parking for 4-5 vehicles. The front garden has a brick retaining wall and has been gravelled with low-maintenance in mind interspersed with shrubs and plants providing colour and trees sitting to the side of the drive. The driveway then continues to an up and over door and a single Garage having concrete floor, light and power fitted. Housed in here is the Worcester oil-fired boiler which heats the domestic hot water and radiators. There is then an opening through into the



Utility Room 10'7" x 10'3" (3.25m x 3.13m)

having door and window to rear garden. This has a range of base cupboards, wall cupboards, stainless steel sink unit, space and plumbing for washing machine and room for a tumble dryer and built in fridge..

Off the driveway; gated access then leads into the rear garden and this is enclosed by walling and fencing aiding privacy. It has been landscaped with low maintenance in mind. Paved with gravelled sections, pond and a garden shed. Off the garden steps then lead up onto a lovely outside terrace which in turn leads back into the Kitchen and provides a space for summer dining / barbecues.

Services

Mains electricity, mains water, private drainage, oil-fired heating to radiators. Windows are upvc double glazed. Gas fire in the Living Room which is run off bottled gas. Approximate Broadband Speeds; Basic 12mbps, Superfast 79mbps. Flood Risk; Very low.



Tenure

Freehold

Local Authority

Herefordshire Council
Council Tax Band F

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

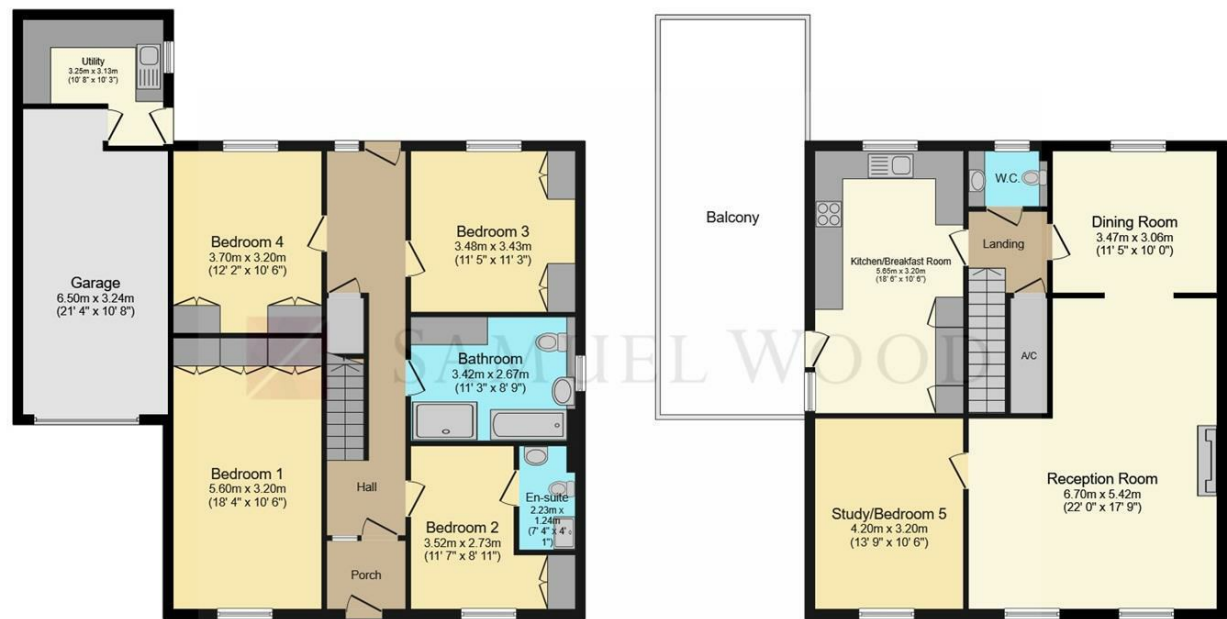
From Ludlow proceed down Broad Street, under the archway to the traffic lights. Go straight over the river bridge taking the immediate turn on the right hand side. This road takes you up over Whitcliff and goes through the villages of Pipe Aston and Elton. As you come into Leinthall Starks continue on the road through the village and the property can be found on the left hand side as indicated by the agents for sale sign.







Floor Plans



Ground Floor

Floor area 112.2 m² (1,207 sq.ft.)

First Floor

Floor area 85.3 m² (918 sq.ft.)

TOTAL: 197.4 m² (2,125 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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